



The Wickets, Studley Road, Ripon, HG4 2QH

Price: £279,000



01765 608203
solopm.com

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An exceptional apartment, arguably occupying the most desirable position within this prestigious development of only four, amidst delightful communal grounds adjacent to Ripon Cricket Club and conveniently located within walking distance of Ripon city centre.

From the exclusive setting to the favourable first (top) floor position, this outstanding apartment exudes a rare sense of privacy and enjoys a superb aspects over well-maintained communal grounds. The thoughtfully configured and deceptively spacious accommodation includes generous living space together with three well-proportioned bedrooms, ensuring great flexibility and possibilities for a wide range of living styles.

Presented beautifully by the current owners and offered for sale in immaculate order throughout, we confidently encourage discerning buyers to arrange a personal viewing. The excellent proportions and distinguished environment might make it an appealing option for those who might not have previously considered apartment living.

SOLO SAY: The 'eye-level' tree canopy is perfect for nature lovers to mark the seasons and fosters a tranquil atmosphere throughout the property.





A spacious hallway creates a welcoming first impression and features a cupboard housing the hot water cylinder and providing some storage.

The bright and superbly proportioned reception room boasts windows to two sides, enjoying delightful leafy aspects and offering great versatility for various configurations. The dining area links to the kitchen where an attractive range of units provides ample storage and ergonomic preparation space. There is also a useful separate utility room with storage cupboard.

The spacious main bedroom benefits from two windows to maximise the southerly orientation and includes a quality range of fitted wardrobes along with a luxurious en-suite shower room. Bedroom two enjoys the same pleasant aspect, and bedroom three adds great flexibility to the accommodation, ideal for a guest room or home office. A smartly appointed modern bathroom completes the living space.

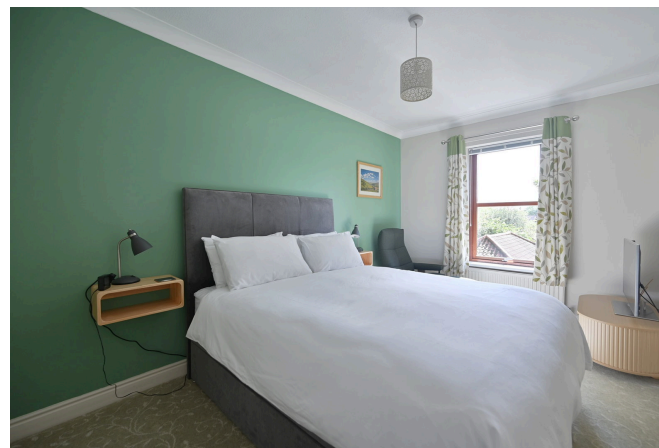


Outside, there is a single garage with an electric roller door and space outside for one car. Visitor parking is also provided. The Wickets development is beautifully integrated into its surroundings, with its low-rise design, communal grounds, and mature trees combining to create a truly unique environment.

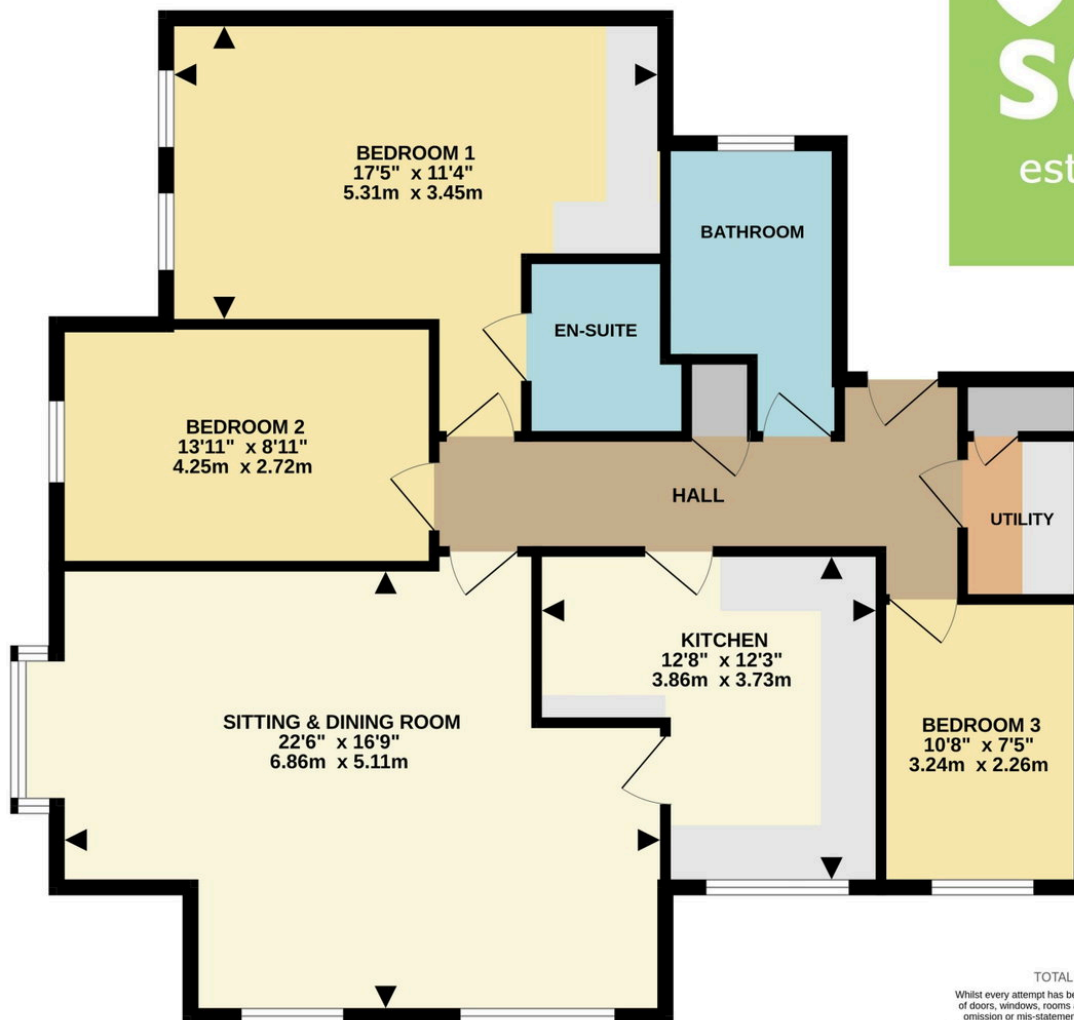
The property occupies a prime position adjacent to Ripon cricket club on Studley Road, widely regarded as one of the most coveted addresses in the city. This established and sought-after area benefits from being on the very western edge of Ripon close to open countryside, sports fields and various woodland and riverside walks extending to Studley Royal Deer Park and Fountains Abbey. Ripon centre is located within a few moments walk or drive and offers a wide choice of shops and services around the historic market place.

The city provides excellent schools for all ages, including the renowned Ripon Grammar in walking distance, and a choice of first class sports and leisure facilities. Regular travellers and commuters can take advantage of the local road links to the A1(M) and regular bus services throughout the area.

Tenure: Leasehold with an original term of 999 years. We are advised by the vendor the service charge for 2026 is £2,381.50 which includes the share of buildings insurance. Ground Rent £133.61 per annum.



FIRST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SOLO PROPERTY MANAGEMENT LTD

Visit our showroom at 13 Fishergate, Ripon, HG4 1EA

EMAIL

Info@solopm.com

www.solopropertymanagement.com

